

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE  
SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

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WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Map 4 of the said Urban Renewal Plan, entitled "Zone District Changes" designates L-2 as the proposed zoning for a portion of Parcel 19C and H-3 as the proposed zoning for the remainder of Parcel 19C and Parcels 19A, 19B, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6 and R-6; and

WHEREAS, Section 602, Table A of said Urban Renewal Plan, entitled: "Land Use and Building Requirements" designates "residential" as the permitted use for Parcel R-6, "recreation and institutional" as the permitted uses for Parcel PB-7, "institutional" as the permitted use for Parcel PB-8 and "public mall or plaza" as the permitted uses for Parcels P-7 and P-16; and

WHEREAS, said Section 602, Table A, designates the minimum setback requirements for Parcels P-7 and P-16 as "not applicable"; and

WHEREAS, said Section 602, Table A, designates the maximum height requirements for Parcel 19C as 120 feet and for Parcel PB-7 as 40 feet; and

WHEREAS, said Section 602, Table A, designates the minimum net density for Parcels PB-7, PB-8, P-7 and P-16 as "not applicable"; and

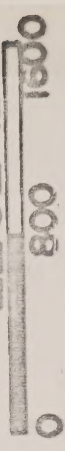
WHEREAS, said Section 6, or Table A, designates the minimum parking ratio for Parcels P-7 and P-16 as "not applicable";

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That Map 4, "Zone District Changes" is hereby modified by deletion therefrom of the indicated Zoning Change H-2 to L-2 and H-2 to H-3 for the area encompassed by Parcels 19A, 19B, 19C, PB-6, PB-7, Pb-8, PB-11, P-7, P-8, P-16, RE-6 and R-6.
2. That the Zone District Change for Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6 and R-6 shall be from "H-2 to H-3U."
3. That Section 602, Table A, "Land Use and Building Requirements" is hereby modified by addition thereto of Permitted Land Use, minimum setback, and minimum parking ratio.
4. That the Permitted Land Use for Parcel R-6 shall be "residential and institutional"; for Parcel PB-7 shall be "recreation, institutional and residential"; for Parcel PB-8 shall be "residential and Institutional"; for Parcel P-7 shall be "residential, parking, public mall or plaza"; for Parcel P-16 shall be "residential, ground floor commercial parking, public mall or plaza."
5. That the minimum setback for parcels P-7 and P-16 shall be "subject to Authority approval."
6. That the maximum height for Parcels 19C and PB-7 shall be "subject to Authority approval."
7. That the maximum net density for Parcels PB-7, PB-8, P-7 and P-16 shall be "subject to Authority approval."
8. That the minimum parking ratio for Parcels P-7 and P-15 shall be "subject to the Boston Zoning Code."
9. That the Boston Redevelopment Authority hereby approves the sub-district and land use modifications and directs the Director to transmit the same to the Zoning Commission of the City of Boston for its consideration, and the Director be and hereby is authorized and directed in the name and behalf of the Authority to petition the Zoning Commission to establish that area encompassed and as shown on the attached map to be established as an H-3U District.
10. That the proposed modifications are bound to be minor modifications which do not substantially or materially alter or change the Plan.
11. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.



PLAN OF LAND  
SOUTH END  
LEGEND



- AREA INVOLVED
- AREA NOTIFIED
- ZONE BOUNDARY
- ZONING MAP NO. 1

MEMORANDUM

January 21, 1971

TO: Boston Redevelopment Authority

FROM: OFFICE OF THE DIRECTOR

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN  
DISPOSITION PARCELS 19A, 19B, 19C, PB-6, PB-7  
PB-8, PB-11, P-7, P-8, P-16, RE-6 and R-6  
SOUTH END URBAN RENEWAL AREA (MASS. R-56)

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Summary: This memorandum requests that the Authority adopt several minor modifications of the South End Urban Renewal Plan including zoning classification and permitted land use with regard to Disposition Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6, R-3b, and R-6. This memorandum also requests permission to petition the Zoning Commission for the Zone Change described herein.

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The Emergency Tenants Council (ETC), redeveloper of the above-mentioned parcels, is anticipating a construction start on 71 units of rehabilitation housing for low-moderate-income families this winter. In addition, ETC is now preparing plans for the rehabilitation and new construction of an additional 450-500 units of low-moderate-income housing to be constructed in the near future. In order to facilitate this development, it is necessary to effect certain modifications of the South End Urban Renewal Plan.

United South End Settlements (USES), designated redeveloper of a portion of Parcel R-6, is anticipating a construction start on a multi-facility community service center in the near future. This facility is to be funded by the Department of Housing and Urban Development. In order to facilitate this development, it is necessary to effect certain modifications of the South End Urban Renewal Plan.

In the opinion of the General Counsel, the proposed modifications enumerated below are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

1. Zoning: Map 4 of the Urban Renewal Plan, entitled "Zone District Changes" authorizes changes in zoning for the above cited development area from H-2 to L-2 and from H-2 to H-3. In order to relieve the redeveloper of certain dimensional requirements, it is desired to classify this area as Urban Renewal Sub-district, or "U-Zone." I therefore recommend that the Authority modify Map 4 of the Urban Renewal Plan to provide that the Zone District Change for Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7 P-8, P-16, RE-6 and R-6 shall be from H-2 to H-3U. I also request authorization to petition the Zoning Commission for this change.

2. Permitted Land Uses: Table A of section 602 of the Urban Renewal Plan, entitled "Land Use and Building Requirements" designates the permitted land use for Parcel R-6 as residential, for Parcel PB-7 as recreation and institutional, and for Parcels P-7 and P-16 as public malls or plaza. It is desirable to change the permitted land uses for these parcels to the following:

Parcel R-6: Residential, Institutional  
Parcel PB-7: Recreation, Institutional,  
Residential  
Parcel PB-8: Institutional, Residential  
Parcel P-7: Residential, Parking, Public  
Mall or Plaza.  
Parcel P-16: Residential, Ground Floor Commercial  
Parking, Public Mall or Plaza.

These changes have been requested by the respective redeveloper and are acceptable to both the Authority's Design and Planning staffs. They will allow the construction of a greater number of low- moderate-income dwelling units and a more amenable placement of institutional uses. I therefore recommend that Section 602, Table A be modified to allow residential development on Parcels R-6, PB-7 PB-8, P-7 and P-16.

3. Setbacks: Table A of Section 602 provides no minimum or maximum setback requirements for Parcels P-7 and P-16 as no construction was previously anticipated on these parcels. However the modifications in permitted Land Use for Parcels P-7 and P-16 to permit residential development necessitate the provision of setback requirements. In order to allow design flexibility of these parcels, it is desirable to modify setback requirements for these parcels to be subject to the approval of the Authority's Design staff. I therefore recommend that Section 602, Table A be modified to provide that minimum and maximum setbacks for Parcels P-7 and P-16 be subject to Authority approval.

4. Height: Table A of Section 602 provides maximum height restrictions for Parcel 19C at 120 feet, and for Parcel PB-7 at 40 feet. In order to allow construction of the proposed "Turnkey" highrise on this site, it is desirable to have maximum height restrictions for these parcels subject to the approval of the Boston Redevelopment Authority. I therefore recommend that Section 602, Table A be modified to provide that maximum height restrictions for Parcels 19C and PB-7 be subject to Authority approval.

5. Maximum Net Density: Table A, Section 602 provides no maximum net density requirements for Parcels PB-7, PB-8, P-7 and P-16 as no residential development was previously anticipated on these parcels. However, the modification in permitted land use for these parcels allowing residential development necessitates the provision of maximum net density controls on the number of dwelling units to be constructed per acre. In order to allow design flexibility, it is desirable to include maximum net density requirements for Parcels PB-7, PB-8, P-7 and P-16 subject to the approval of the Authority. I therefore recommend that Section 602, Table A be modified to provide that maximum net density for Parcels PB-7, PB-8, P-7 and P-16 be subject to Authority approval.

6. Minimum Parking Ratio: Table A, Section 602 provides no minimum requirements for Parcels P-7 and P-16 as no construction was previously anticipated on these parcels. However, the modifications of permitted land use for these parcels allowing residential development necessitates the provision of minimum parking ratios. I therefore recommend that the minimum parking ratio for Parcels P-7 and P-16 be subject to the provisions of the Boston Zoning Code.

All of these proposed modifications are submitted at the request of the Redeveloper.

An appropriate Resolution is attached.

